

Substantive response of the Local Highway Authority to a planning consultation received under The Development Management Order.



Response provided under the delegated authority of the Director of Growth, Environment & Transport.

APPLICATION DETAILS

Planning Application Number: 26/00215/FUL

Highway Reference Number: 2026/0215/04/H/R2

Application Address: J Dawes And Son 16 King Street Barwell Leicester Leicestershire LE9 8GQ

Application Type: Full

Description of Application: Re-consultation. Change of use from a commercial building to 6 self-contained residential flats and the erection of a first-floor side extension over an undercroft and associated works.

GENERAL DETAILS

Planning Case Officer: Sophie Iliffe

Applicant: Mr Sandip Chauhan

County Councillor: Mallory ED - Mark Bools CC

Parish: Barwell

Road Classification: Adopted Unclassified

Substantive Response provided in accordance with article 22(5) of The Town and Country Planning (Development Management Procedure) (England) Order 2015:

The Local Highway Authority advice is that, in its view, the impacts of the development on highway safety would not be unacceptable, and when considered cumulatively with other developments, the impacts on the road network would not be severe. Based on the information provided, the development therefore does not conflict with Policy TR6(4) of the National Planning Policy Framework (2026), subject to the conditions and/or planning obligations outlined in this report.

Advice to Local Planning Authority

Background

The Local Highway Authority (LHA) has been re-consulted on an application for the:

‘Change of use from a commercial building to 6 self-contained residential flats and the erection of a first-floor side extension over an undercroft and associated works.’

The proposals are located at J Dawes and Son 16 King Street Barwell Leicester Leicestershire LE9 8GQ.

The LHA previously advised approval of the proposals subject to conditions within a response dated 4 June 2026.

The Applicant has provided the following relevant document, which has been reviewed:

- Synergy Asset Management Limited – Construction Environmental Traffic Management Plan. Dated 23 September 2026.

The LHA have reviewed the Construction Environmental Traffic Management Plan and welcome that section 3.2.5 states:

‘The wheel cleansing facilities, site worker and visitor parking, compound and construction traffic routing arrangements described in this plan will be in place before any development commences on site, and will be maintained for the full duration of the construction works.’

It is also welcome that a banksman will be employed on site.

However, for the plan to be acceptable to the LHA the following points are required to be addressed:

- Details of routing of construction traffic should be provided; the route should seek to avoid built-up residential areas and use as high a classification of road as possible.
- A parking area is referred to within the plan; however, a drawing should be provided to ensure the provision is acceptable, this drawing should also demonstrate the location of wheel wash facilities at the site. These facilities should be placed at least 10m from the highway boundary, to ensure surface water does not spill onto the public highway.

The LHA continue to advise approval to the scheme and will secure a revised Construction Traffic Management Plan via condition below.

Conditions

1. No development shall commence on the site until such time as a construction traffic management plan, including as a minimum details of the routing of construction traffic, wheel cleansing facilities, vehicle parking facilities, and a timetable for their provision, has been submitted to and approved in writing by the Local Planning Authority. The construction of the development shall thereafter be carried out in accordance with the approved details and timetable.

REASON: To reduce the possibility of deleterious material (mud, stones etc.) being deposited in the highway and becoming a hazard for road users, to ensure that construction traffic does not use unsatisfactory roads and lead to on-street parking problems in the area.

2. The existing vehicular access on King Street that becomes redundant because of this proposal should be closed permanently and reinstated in accordance with details first submitted to and agreed in writing by the Local Planning Authority. The closure of the vehicular access shall be carried out in accordance with the agreed scheme and timetable.

REASON: In the interests of highway and pedestrian safety in accordance with the National Planning Policy Framework (2026).

3. The development hereby permitted shall not be occupied until such time as secure cycle parking shall be provided in accordance with details first submitted to and agreed in writing by the Local Planning Authority. Thereafter the onsite cycle parking provision shall be kept available for such use(s) in perpetuity.

REASON: To promote travel by sustainable modes in accordance with the National Planning Policy Framework (2026).

Informative

- Planning Permission does not give you approval to work on the public highway. Therefore, prior to carrying out any works on the public highway you must ensure all necessary licences/permits/agreements are in place. For further information, please telephone 0116 305 0001. It is an offence under Section 148 and Section 151 of the Highways Act 1980 to deposit mud on the public highway and therefore you should take every effort to prevent this occurring.

Date Received **Case Officer**
23 September 2026 **Amy Stone**

Reviewer
DH

Date issued
30 September 2026